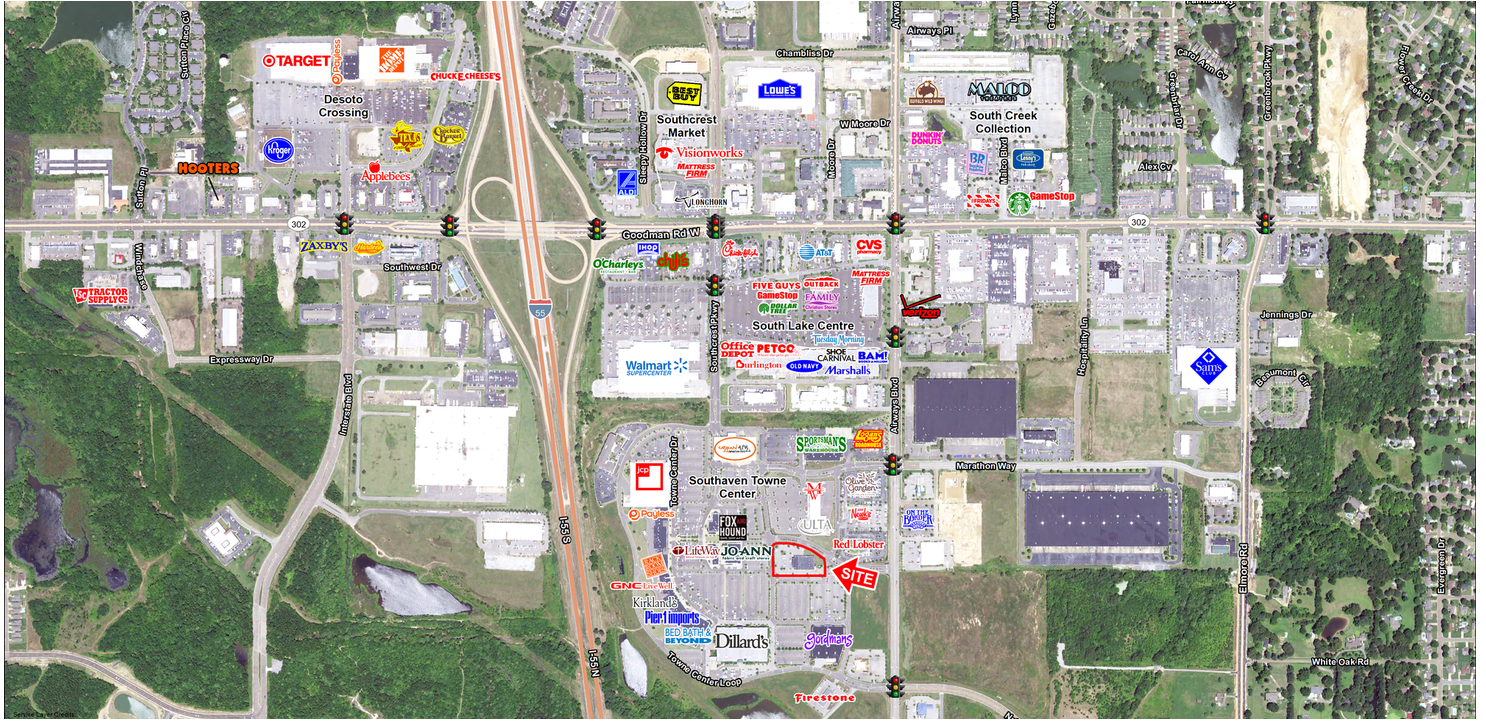


SOUTHAVEN TOWNE CENTER - BIG BOXES

135 Towne Square Boulevard, Southaven, MS 38671

EXECUTIVE SUMMARY



LOCATION OVERVIEW

15,500 SF available For Lease



PROPERTY HIGHLIGHTS

- 670,000 SF regional open air shopping center approximately six miles south of Memphis
- Anchored by Dillard's, JCPenney, Urban Air Adventure Park, Bed Bath & Beyond and Sportsman's Warehouse
- Current Tenants: Jo-Ann Fabrics, Pier 1 Imports, Ulta, Versona, Men's Wearhouse, Carter's, Firestone, Fox & Hound and more
- Traffic Counts: Goodman Rd 40,000 AADT and Airways Blvd 24,000 AADT

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|
| Population | 49,550 | 113,391 | 372,482 |
| Daytime Population | 50,982 | 98,541 | 393,370 |
| Households | 18,407 | 40,677 | 132,846 |
| Average HH Income | \$62,185 | \$64,257 | \$58,849 |

EXCLUSIVE AGENT(S)

DUSTIN JONES • dustin.jones@tscg.com • 901.334.5706

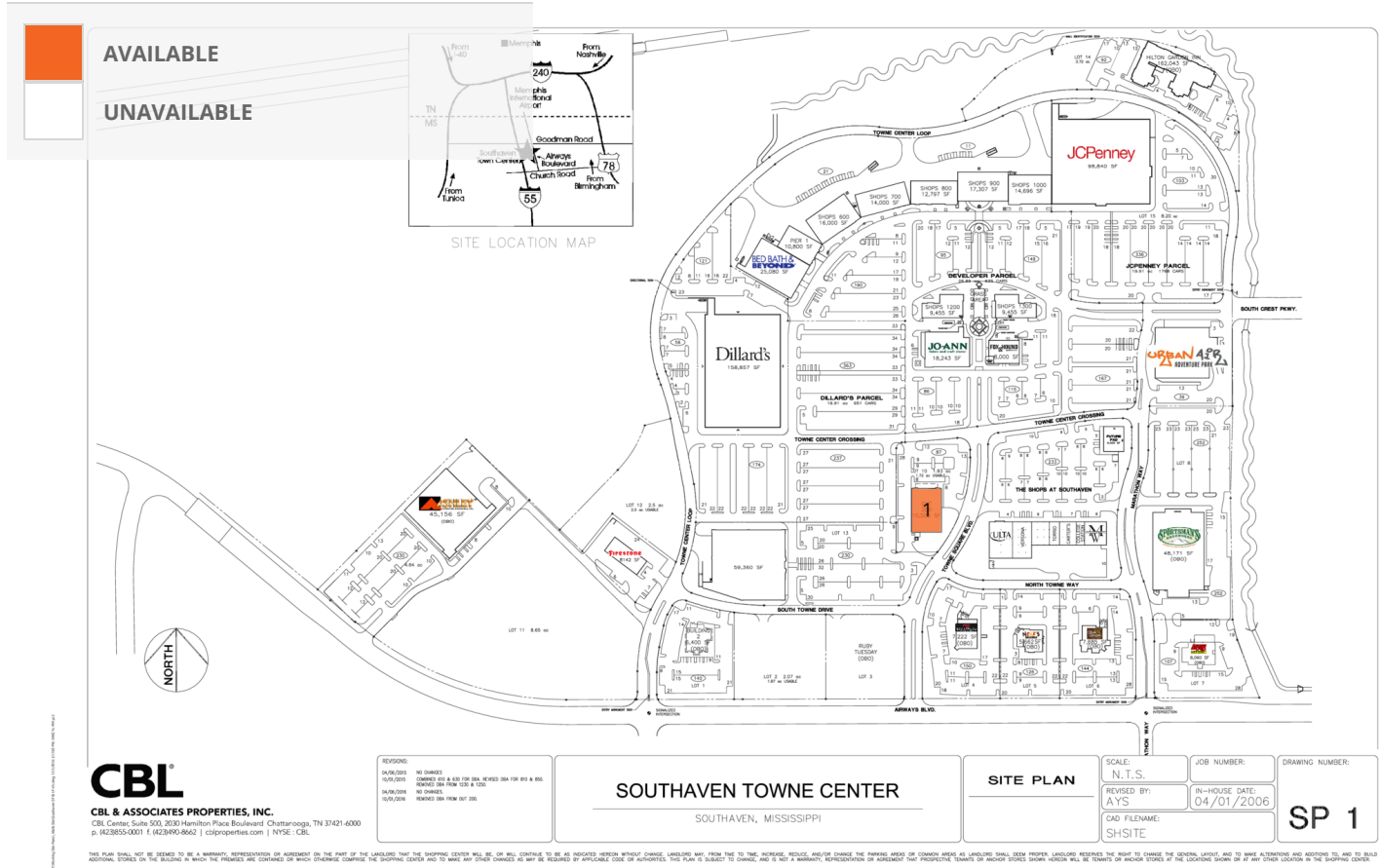
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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE |
|-------|--------------------------|------------|
| 1 | Available | 15,500 SF |
| 2 | Urban Air Adventure Park | 33,860 SF |

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